177.0	0002	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	596,600 / 596,600
					USE VALUE:	596,600 / 596,600
					ASSESSED:	596,600 / 596,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
127		RUBLEE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DURKIN BARBARA C
Owner 2:	
Owner 3:	
Street 1:	127 RUBLEE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 3,776 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1952, having primarily Vinyl Exterior and 1561 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3776.000	223,300		373,300	596,600
Total Card	0.087	223,300		373,300	596,600
Total Parcel	0.087	223,300		373,300	596,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 382.19 | /Parcel: 382.1

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	119428
GIS Ref	
GIS Ref	
Insp Date	07/02/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 177.0-0002-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	223,300	0	3,776.	373,300	596,600	596,600	Year End Roll	12/18/2019
2019	101	FV	177,600	0	3,776.	368,000	545,600	545,600	Year End Roll	1/3/2019
2018	101	FV	177,600	0	3,776.	282,600	460,200	460,200	Year End Roll	12/20/2017
2017	101	FV	177,600	0	3,776.	266,600	444,200	444,200	Year End Roll	1/3/2017
2016	101	FV	177,600	0	3,776.	245,300	422,900	422,900	Year End	1/4/2016
2015	101	FV	176,700	0	3,776.	229,300	406,000	406,000	Year End Roll	12/11/2014
2014	101	FV	176,700	0	3,776.	211,200	387,900	387,900	Year End Roll	12/16/2013
2013	101	FV	176,700	0	3,776.	211,200	387,900	387,900		12/13/2012

!13869!

PRINT

Date	Time
12/11/20	03:45:49

LAST REV

Date	Time
03/20/19	11:15:35
danam	
13869	

USER DEFINED

Prior Id # 1:	119428
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FITZPATRICK ANN	1121-199		1/18/1994		160,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/28/2018	1788	New Wind	4,550	C				
5/11/2011	431	Re-Roof	13,152					

ACTIVITY INFORMATION

Date	Result	By	Name
7/2/2018	MEAS&NOTICE	BS	Barbara S
12/11/2008	Entry Denied	336	PATRIOT
4/1/2000	Inspected	270	PATRIOT
1/4/2000	Mailer Sent		
12/29/1999	Measured	243	PATRIOT
12/1/1981		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3776		Sq. Ft.	Site		0	70.	1.41	6									373,296						373,300	

Total AC/HA: 0.08669 | Total SF/SM: 3776 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 373,296 | Spl Credit | Total: 373,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.32264566
Const Adj.:	0.98990101
Adj $ / SQ:	124.382
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	303384
Depreciation:	80093
Depreciated Total:	223290

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	4	M
Totals			
1	6	4	

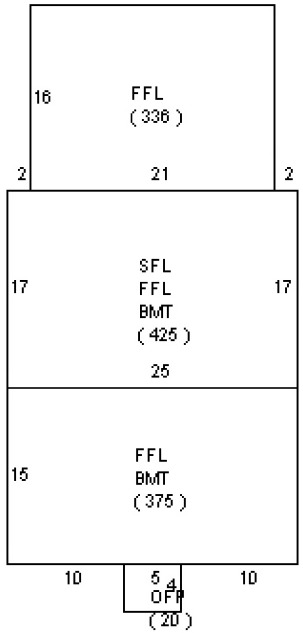
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	124.38
Special Features:	0	Val/Su Net:	93.78
Final Total:	223300	Val/Su SzAd	143.05

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,136	124.380	141,298
BMT	Basement	800	37.310	29,852
SFL	Second Floor	425	124.380	52,863
OFP	Open Porch	20	43.560	871

Net Sketched Area:	2,381			Total:	224,884
Size Ad	1561	Gross Are	2381	FinArea	1561

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

177.0-0002-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	